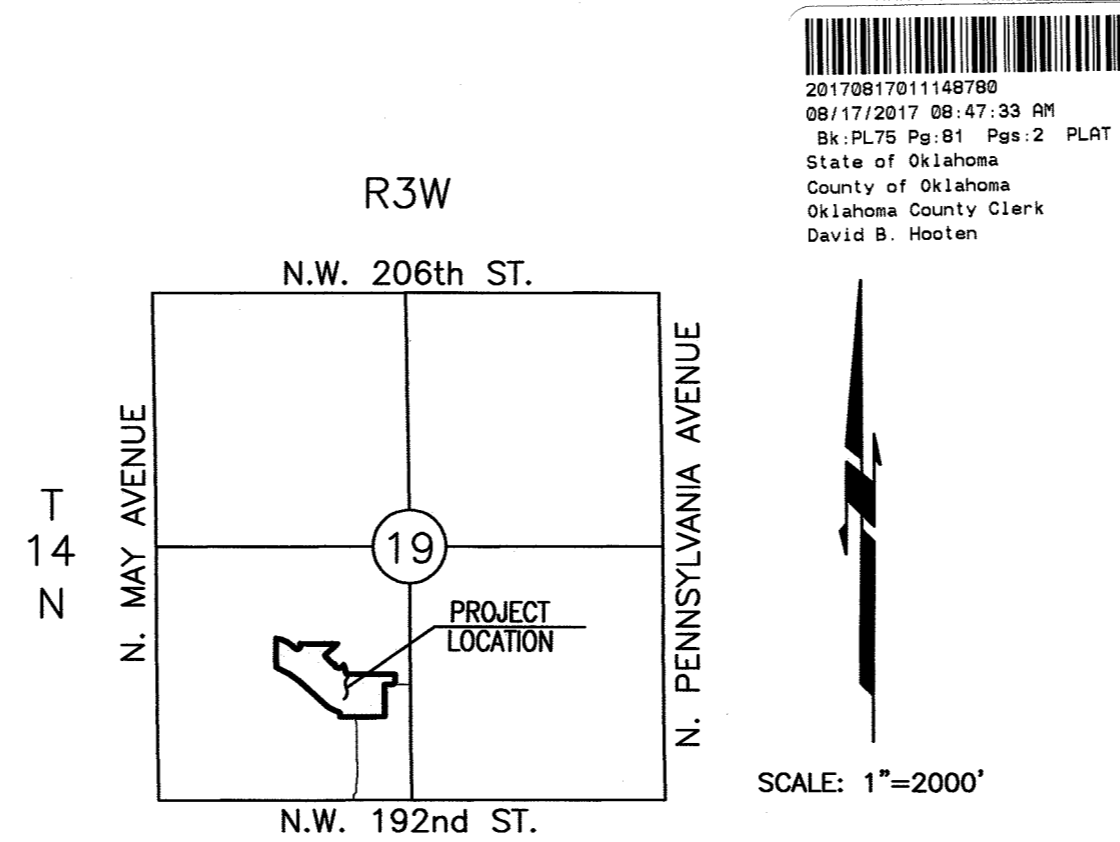


**FINAL PLAT**  
**CASTLEBERRY ADDITION SECTION 2**  
 A PART OF THE S.W. 1/4, SECTION 19, T14N, R3W, I.M.  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



2017081701148790  
 08/17/2017 08:47:33 AM  
 Bk. PL 75 Pg. 91 Pgs 2 PLAT  
 State of Oklahoma  
 County of Oklahoma  
 Oklahoma County Clerk  
 David B. Hooten

**OWNER'S CERTIFICATE AND DEDICATION**  
**KNOW ALL MEN BY THESE PRESENTS:**

That we, the undersigned, FARZANEH DEVELOPMENT LLLP, a Limited Liability Partnership, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of CASTLEBERRY ADDITION SECTION 2, a subdivision of a part of the S.W. 1/4, Section 19, T14N, R3W, of the Indian Meridian to Oklahoma City, Oklahoma County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of CASTLEBERRY ADDITION SECTION 2. FARZANEH DEVELOPMENT, LLLP, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets, public drainage easements, and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded ABSTRACTOR'S Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this 21st day of July, 2017.

FARZANEH DEVELOPMENT LLLP,  
 a Limited Liability Partnership  
  
 Jalal Farzaneh, Manager

**STATE OF OKLAHOMA s.s.**  
**COUNTY OF CLEVELAND**

Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of July, 2017, personally appeared Jalal Farzaneh as Manager of FARZANEH DEVELOPMENT, LLLP, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of FARZANEH DEVELOPMENT, LLLP, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: 2-11-2018

NOTARY PUBLIC

**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of CASTLEBERRY ADDITION SECTION 2, a subdivision of a part of the S.W. 1/4, Section 19, T14N, R3W, of the I.M. to Oklahoma City, Oklahoma County, Oklahoma appears to be vested in FARZANEH DEVELOPMENT, LLLP, on this 21st day of July, 2017, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 17th day of July, 2017.

First American Title & Trust Company  
  
 Vice-President

**CERTIFICATE OF APPROVAL**

I, Aubrey M. McDermid, Planning Director for the City of Oklahoma City, Oklahoma, do certify that the Oklahoma City Planning Commission duly approved this plat on the 12th day of March, 2015.

Planning Director

**ACCEPTANCE OF DEDICATIONS**

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of CASTLEBERRY ADDITION SECTION 2, to Oklahoma City, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Oklahoma City, Oklahoma this 1st day of August, 2017.

ATTEST:   
 CITY CLERK, Frances Kersey

MAYOR, Mick Cornett

**CERTIFICATE OF CITY CLERK**

I, Frances Kersey, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of CASTLEBERRY ADDITION SECTION 2, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 1st day of August, 2017.

CITY CLERK, Frances Kersey

**COUNTY TREASURER'S CERTIFICATE**

I, Forrest "Butch" Freeman, hereby certify that I am the duly elected and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2017, and all prior years on the land shown on the annexed plat of CASTLEBERRY ADDITION SECTION 2, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 15th day of August, 2017.

COUNTY TREASURER

**LICENSED LAND SURVEYOR**

I, Doug R. Alford, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of CASTLEBERRY ADDITION SECTION 2, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 10th day of July, 2017, and that monuments shown thereon actually exist and their positions are correctly shown, that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

ACCURATE POINTS SURVEYING, L.L.C.  
 2119 Riverwalk Dr. #162  
 Moore, OK 73160  
 PH: (405) 735-2810

Doug R. Alford, LICENSED LAND SURVEYOR No. 1623  
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES June 30, 2018

**STATE OF OKLAHOMA s.s.**  
**COUNTY OF OKLAHOMA**

Before me, the undersigned, a Notary Public in and for said County and State on this 10th day of July, 2017, personally appeared Doug R. Alford, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

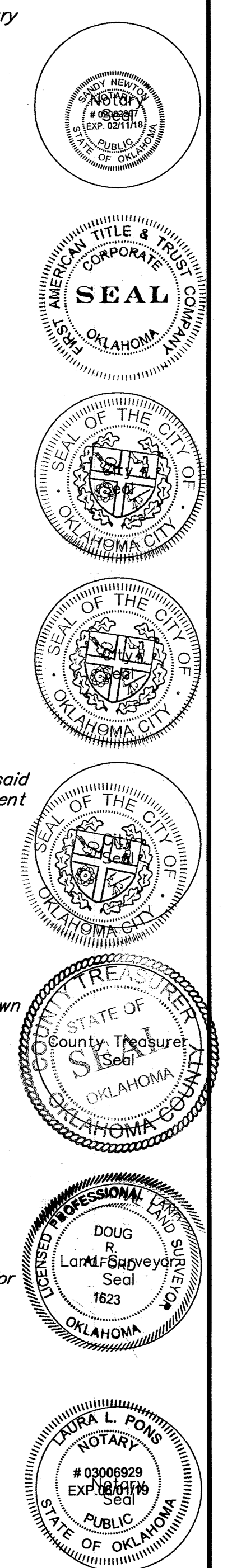
My Commission Expires: 06-01-2019

NOTARY PUBLIC

Date: July 10, 2017  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 Ph.: (405) 232-7715  
 Oklahoma CA #464 Exp. 6-30-2019

FIRST AMERICAN TITLE  
 133 NW 8TH  
 OKLAHOMA CITY, OK 73102

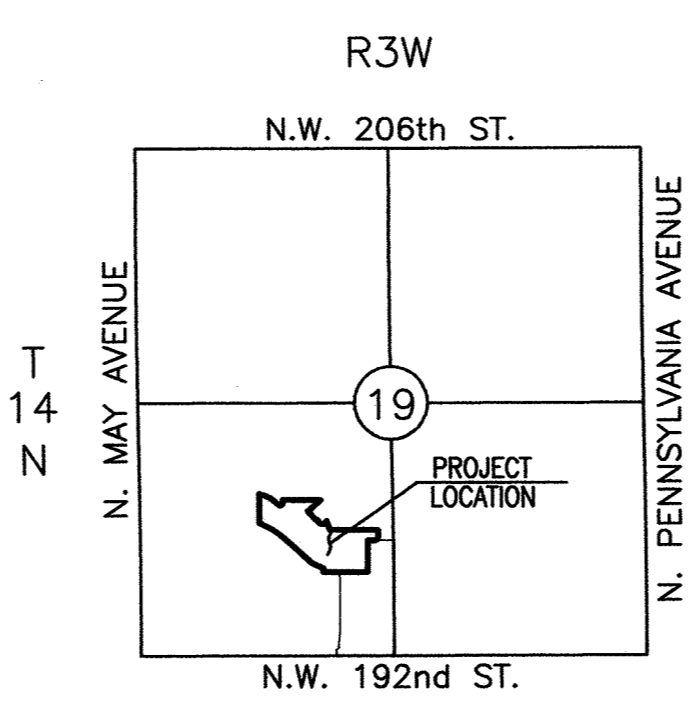
NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.



75-81  
 1/2

75-81  
1/2

# FINAL PLAT CASTLEBERRY ADDITION SECTION 2 A PART OF THE S.W. 1/4, SECTION 19, T14N, R3W, I.M. OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1"=2000'

SCALE: 1"= 60'

BASIS OF BEARING FOR THIS PLAT:  
N 00°18'54" W AS SHOWN ON EAST  
LINE OF SAID S.W. 1/4

TOTAL LOTS = 25

### LEGAL DESCRIPTION

Being a tract of land lying in the Southwest (S.W. 1/4), of Section Nineteen (19), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said S.W. 1/4; thence North 00°18'54" West along the East line of said S.W. 1/4 a distance of 1198.13 feet; THENCE North 89°38'28" West a distance of 194.97 feet to the POINT OF BEGINNING;

THENCE continuing North 89°38'28" West a distance of 85.01 feet; THENCE South 00°18'46" East a distance of 329.79 feet; THENCE South 89°41'14" West a distance of 467.47 feet; THENCE North 00°18'46" West a distance of 42.46 feet; THENCE North 64°33'07" West a distance of 114.58 feet; THENCE South 41°42'31" West a distance of 24.15 feet; THENCE North 48°17'29" West a distance of 430.00 feet; THENCE North 41°42'31" East a distance of 20.00 feet; THENCE North 55°00'46" West a distance of 128.00 feet; THENCE around a curve to the right having a radius of 325.00 feet (said curve subtended by a chord which bears South 64°57'31" East, a distance of 186.43 feet) and an arc length of 169.08 feet; THENCE South 48°17'29" East a distance of 58.80 feet; THENCE North 79°29'51" East a distance of 30.64 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 100.00 feet (said curve subtended by a chord which bears North 09°53'47" East, a distance of 35.45 feet) and an arc length of 35.64 feet; THENCE North 00°18'46" West a distance of 19.02 feet; THENCE South 09°53'47" East a distance of 392.16 feet; THENCE South 48°30'33" West a distance of 176.37 feet; THENCE South 41°29'27" East a distance of 116.70 feet; THENCE North 86°43'21" East a distance of 20.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 50.00 feet (said curve subtended by a chord which bears South 81°43'25" East, a distance of 97.97 feet) and an arc length of 136.91 feet; THENCE South 18°34'12" East a distance of 58.87 feet; THENCE South 89°38'28" East a distance of 506.06 feet; THENCE South 00°18'46" East a distance of 85.01 feet; THENCE South 45°01'23" West a distance of 35.15 feet to the POINT OF BEGINNING.

Said tract contains 523,863 square feet, or 12.026 acres, more or less.

### CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	32°36'24"	300.00'	170.73'	87.74'	N 64°35'41" W	168.43'
C2	180°00'00"	50.00'	157.08'	0.00'	S 48°17'29" E	100.00'
C3	42°01'17"	125.00'	91.86'	48.01'	N 20°41'52" E	89.64'
C4	33°51'56"	400.00'	236.43'	121.78'	N 31°21'30" W	233.00'
C5	27°29'48"	150.00'	71.99'	36.70'	N 47°48'03" E	71.30'
C6	55°38'04"	150.00'	145.65'	79.14'	S 61°52'11" W	140.00'
C7	79°17'23"	25.00'	34.60'	20.71'	N 78°48'21" W	31.90'
C8	169°47'27"	50.00'	148.17'	559.73'	S 55°56'37" E	99.60'
C9	168°28'39"	25.00'	29.88'	17.01'	S 05°17'13" W	28.13'

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°18'46" E	18.72'
L2	N 45°14'40" W	23.33'

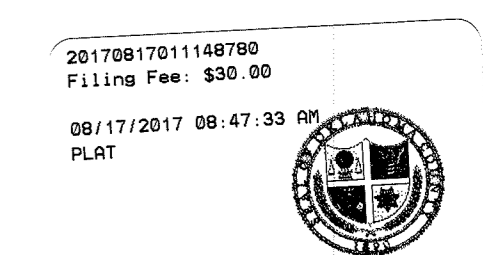
### NOTES:

- THE PROPERTY OWNERS WITHIN THIS PLAT AND/OR THE PROPERTY OWNERS ASSOCIATION OF CASTLEBERRY ADDITION SHALL SHARE IN THE RESPONSIBILITY OF MAINTENANCE OF ISLANDS/MEDIANS WITHIN STREET RIGHTS-OF-WAY, LANDSCAPING ALONG THE SECTION LINE ROADS, AND THE COMMON AREAS PLATTED AND/OR DEVELOPED IN ALL PHASES OF THE CASTLEBERRY ADDITIONS. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE LOT.
- EITHER ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER DECIDUOUS TREES SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INSTRUMENTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
- TYPE OF CENTERLINE MONUMENTS SHALL BE AS FOLLOWS: MAG NAILS WITH SHINER FOR ASPHALT AND A CUT "X" FOR CONCRETE.
- TYPE OF PROPERTY CORNER MONUMENTS SHALL BE AS FOLLOWS: 1/2" IRON PINS W/ 6333 CAP.
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

BM #1  
N. SIDE OF N.W. 192nd STREET  
DOUBLE 60 D NAIL ON S. SIDE OF POWER POLE  
AT S.E. CORNER OF PROPERTY  
ELEV=1108.75

-1617- = ADDRESSES  
LNA = LIMITS OF NO ACCESS.  
U/E = UTILITY EASEMENT  
OG/E = OG&E EASEMENT  
B/L = BUILDING LINE

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.



P.O.C.  
S.E. COR., S.W. 1/4, SEC. 19,  
T14N, R3W, I.M.

Date: July 10, 2017  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
Ph: (405) 232-7715  
Oklahoma CA #464 Exp. 6-30-2019

CASTLEBERRY ADDITION SECTION 2  
FINAL PLAT  
SHEET 2 OF 2  
OKC Project #PD-2449